



## 3 CALTHORPE GARDENS EDGWARE, HA8 7TH

£350,000

SHARE OF FREEHOLD

We are pleased to offer this spacious (959 square feet) two double size bedroom ground floor flat situated in a highly sought after and popular residential location off Stonegrove.

Benefits include: a large private balcony, a Share of the Freehold, a private garage, residents parking, communal gardens, a utility room off a large eat-in fully fitted kitchen, a spacious lounge, fully double glazed, bathroom/wc and an additional separate toilet. The property is offered chain free and would also be ideal for buy to let purposes.

The flat is also very conveniently located within close proximity of both Stanmore (Jubilee line) and Edgware (Northern line) tube stations, the local shops, local transport, supermarkets, restaurants, pubs and cafes.

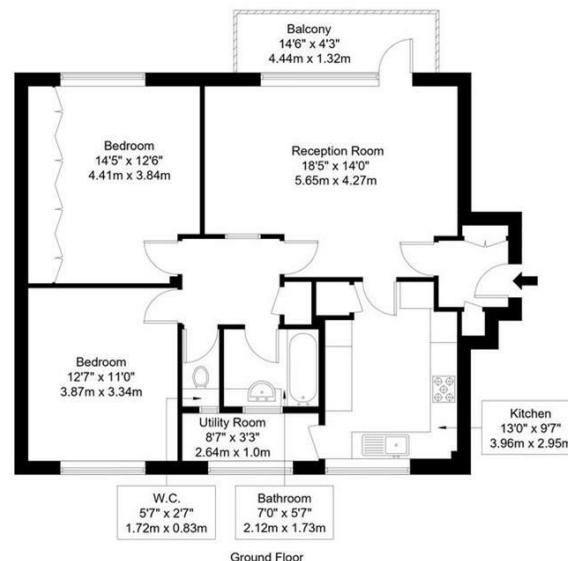
**DAVID HARRIS & CO**

# Calthorpe Gardens, HA8 7TH

Approx Gross Internal Area = 82.79 sq m / 891 sq ft

Balcony = 5.86 sq m / 63 sq ft

Total = 88.65 sq m / 954 sq ft

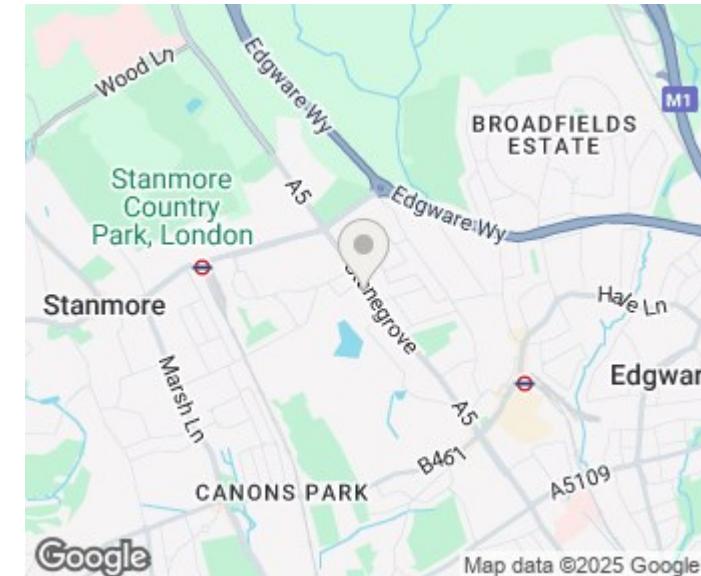


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**PLAN**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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